

**Minutes of The Springs at High Rock, Inc. HOA meeting, February 13, 2013
Community Clubhouse, 233 Tor Court, Denton, NC 27239**

The meeting was called to order by director Curtis Ish at 7:03 PM

There were nineteen members of the community in attendance. Directors in attendance were: Ruth Howard, Curtis Ish, Jim Kelley, Walt Kruger and David Stephens

Director Ish called for a motion to elect a president of the HOA for 2013:

David Stephens nominated Walt Kruger, seconded by Ish. All in favor, motion carried.

President Kruger called for the election of a Vice president:

David Stephens nominated Ruth Howard, seconded by Kruger. All in favor, motion carried.

President Kruger called for the election of a Secretary:

Walter Kruger nominated Curtis Ish, seconded by Stephens. All in favor, motion carried.

President Kruger called for the election of a Treasurer:

David Stephens nominated himself, seconded by Kelley. All in favor, motion carried.

President Kruger opened the meeting for a 30 minute open forum.

A resident expressed displeasure with the rudeness shown former president Joanne Hessey at the annual meeting and requested that they formally apologize to her. President Kruger defended the actions of the members and said they were within their rights as a private citizen and a member of the community. Another resident gave a lengthy discourse on the powers and abuses of the 2012 HOA board. He was especially upset on how they handled the returned proxies to Cedar Management. Another resident expressed displeasure that the former board used the proxy votes to elect a candidate when the proxy stated that it was to be used for issues and not election of directors. A copy of the proxy was produced and the statement in question was read. "Each issue voted upondecided by the majority of the board members". Director Curtis Ish said the interpretation was a matter of semantics and hoped that next year's proxy would be better written and offers a list of candidates as well as choices on what the member wants done with his proxy. A couple of residents stated that for the record they were very happy with the former HOA board and thought they did a wonderful job. Director David Stephens questioned why there was no business conducted at the meeting especially since there was a quorum present. Secretary Ish stated that former president Hessey and the other retiring members should have offered to step down and let the new board finish conducting business. President Hessey was with her rights to ask for the meeting to be adjourned but also per the By-Laws if any three of the new directors wanted to reopen the meeting they could have done so as well.

President Kruger closed the open forum session at 7:52 PM

Approval of minutes:

The December 12, 2012 minutes were approved as submitted. Motion by Howard, seconded by Kruger, all in favor.

The secretary was directed to amend the January 31, 2013 minutes and they will be submitted for approval at the next board meeting.

President Kruger asked for committee reports:

ARC; Committeeman Bill Dunn reported that 2 homes under construction are very overdue in complying with the one year time allowed for building as per the HOA covenants (Restriction #1, page 3, paragraph 9).

Web Committee; Committeewoman Judy Heffner reported that everything is going well and gave statistics of use for the newsletter, web page and community blog page. She encouraged the new board to decide on the guidelines that the committee will follow in posting news content on the three services offered.

Firewise Committee; Motion to accept the DENR grant for \$22,000 to begin building a 30,000 gallon water storage station on the community lot at Mistral and Rocky Cove Lane. Motion by Howard, seconded by Kruger, all in favor.

Security Committee; Committee Chairman Ed Carlson reported that two hunters have been caught and charged. The board will have to decide whether to prosecute or not.

SBG; Chairwoman Kristie Miller gave a full report on the six meetings held so far. She requested that the HOA board decide on how much maintenance the SBG be responsible for or not and then what will the final budget be for the SBG.

Social Committee; Committee Chairwoman Diane Getz reported on planned activities for 2013 and the dates that had been saved for them. May 4th, community yard/bake sale, May 28th, Memorial Day picnic and ice-cream social, July 4th picnic, October 10th, Oktoberfest cookout and December 7th, Christmas party. She also reported that the committee will re-establish "Welcome Baskets" for our newest neighbors.

RFC; Committeeman Ed Carlson reported that there were tennis court rules created and that he would provide them to the board for review.

Financial Committee; Treasurer David Stephens reported that with former treasurer Al Hoppensteadt's help, he is getting a handle on the balance sheet set up by Hoppensteadt. He also reported that Financial will be a true committee chaired by Al Hoppensteadt rather than Al doing the job all by himself. He is currently recruiting additional members to serve on the committee.

Stephens made a motion that the authorized signatures for checks drawn be; David Stephens, Walter Kruger and Al Hoppensteadt (two out of the three needed for any check drawn). Seconded by Howard, all in favor.

Stephens introduced a second motion that there be created a new committee the; "Infrastructure and Roads Committee (IRC)". Motion by Stephens, seconded by Howard, all in favor.

Stephens concluded with a report on the possibility of asking the board to approve moving some of our money into a Duke Energy money market.

President Kruger asked for Old Business reports:

1. President Kruger reported that David Black will bring in Hayes's Paving to give us a bid on road repairs.

2. Action List: 9 hold over items were introduced to the new board. Most were capital improvements or repairs that will probably be assigned to the new Infrastructure and Roads Committee. It was decided to wait until the Financial Committee is better able to determine how much money can be allocated for these projects before acting further.

President Kruger asked for New Business reports:

1. President Kruger made a motion to create a Nominating Committee chaired by Lynn Ramsey with Bill Dunn as a committeeman, seconded by Jim Kelley, all in favor. Lynn Ramsey presented a suggested mission statement with duties and goals hoping to achieve. She also asked for volunteers to serve on the committee. Their mission statement is as follows:
"The Springs' Nominating Committee is dedicated to seek out, solicit and recruit potential HOA Board Candidates. At the annual meeting, we will expedite the check in process, validate proxies and manage the voting and compilation procedures."
2. David Stephens made a motion that a director be assigned to each of the ten committees to serve as a liaison for any communications that they have with the board as a whole. Seconded by Walter Kruger, all in favor
3. Social Committee chairwoman Diane Getz asked that the board consider replacing the rug at the clubhouse front door.
4. Diane Getz also asked the board to have the unsightly unused electrical wire to the fire tower be removed. Director Jim Kelley said that he would get in touch with Energy United and have them remove it.
5. Motion by David Stephens to accept ownership of lot 20, phase 9 (2047 Sierra Trace Road) from the First United Methodist Church, Cary, NC for no charge. Seconded by Walter Kruger, all in favor.

There was no closed session

At 9:52 PM the meeting was adjourned.

Curtis Ish made the motion to adjourn the meeting, seconded by Walter Kruger, all in favor.

Respectfully submitted, Curtis Ish, Secretary HOA

The next HOA meeting has not been scheduled.